088.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	630,100 / 630,100
					USE VALUE:	630,100 / 630,100
					ASSESSED:	630,100 / 630,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THAPA DILIP & SHARMILA
Owner 2:	
Owner 3:	
Street 1:	81 WOODSIDE LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BAN ZHIHUI -
Owner 2:	-
Street 1:	93 THORNBERRY RD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1961, having primarily Vinyl Exterior and 1640 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4947.000	231,000	1,200	397,900	630,100
Total Card	0.114	231,000	1,200	397,900	630,100
Total Parcel	0.114	231,000	1,200	397,900	630,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.23 /Parcel: 384.23

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55807

GIS Ref

GIS Ref

Insp Date 08/23/21

!7158!

PREVIOUS ASSESSMENT

Parcel ID 088.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	231,000	1200	4,947.	397,900	630,100		Year end	12/23/2021
2021	101	FV	189,100	1200	4,947.	397,900	588,200		Year End Roll	12/10/2020
2020	101	FV	189,100	1200	4,947.	397,900	588,200	588,200	Year End Roll	12/18/2019
2019	101	FV	174,100	1300	4,947.	403,600	579,000	579,000	Year End Roll	1/3/2019
2018	101	FV	174,100	1300	4,947.	301,300	476,700	476,700	Year End Roll	12/20/2017
2017	101	FV	174,100	1300	4,947.	272,800	448,200	448,200	Year End Roll	1/3/2017
2016	101	FV	174,100	1300	4,947.	261,500	436,900	436,900	Year End	1/4/2016
2015	101	FV	173,200	1300	4,947.	221,700	396,200	396,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:07:23

LAST REV

Date	Time
09/16/21	16:58:50
jorourke	

PAT ACCT. 7158

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAN ZHIHUI,	78513-436	1	8/20/2021		790,000	No	No		
JONES GLORIA J/	71384-315	1	7/27/2018	Estate/Div	520,000	No	No	3	
JONES GLORIA	45221-360		5/20/2005	Family	1	No	No		
JONES JOHN P JR	9511-288		5/1/2003	Family		No	No		
	9511-288		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	55807
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2018	1892	Re-Roof	5,985	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
8/23/2021	Measured	DGM	D Mann
11/7/2018	MEAS&NOTICE	CC	Chris C
1/29/2014	Meas/Inspect	JBS	JOHN S
11/4/2008	Meas/Inspect	294	PATRIOT
1/27/2000	Meas/Inspect	197	PATRIOT
7/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4947		Sq. Ft.	Site		0	70.	1.15	5									397,887						397,900	

Total AC/HA:	0.11357	Total SF/SM:	4947	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	397,887	Spl Credit		Total:	397,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:	8 - Plyw Panel	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth	1	Rating:	Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99969804
Adj $ / SQ:	134.959
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	313920
Depreciation:	82875
Depreciated Total:	231045

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

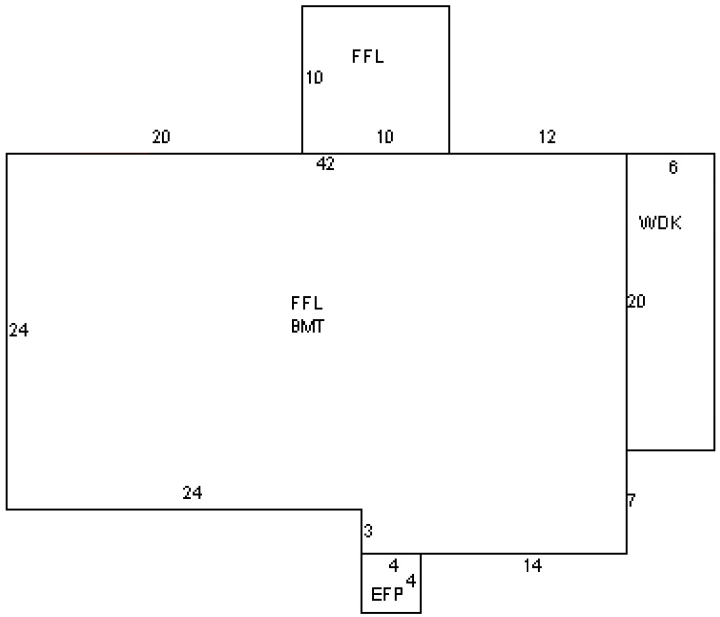
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.96
Special Features:	0	Val/Su Net:	97.88
Final Total:	231000	Val/Su SzAd	198.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,162	134.960	156,823
BMT	Basement	1,062	62.350	66,217
WDK	Deck	120	14.330	1,719
EFP	Enclos Porch	16	72.580	1,161

Net Sketched Area:	2,360			Total:	225,920
Size Ad	1162	Gross Area	2360	FinArea	1640

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	45	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	18	A	AV	1985	54.86	T	27.2	101			700			700
19	Patio	D	Y	1	12X15	F	FR	1990	3.90	T	29	101			500			500

More:	N	Total Yard Items:	1,200	Total Special Featues:	
				Total:	1,200